Local Market Update for April 2026

A Research Tool Provided by the Greater San Diego Association of REALTORS®

92119

San Carlos

Detached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	20	**26**	+ 30.0%	84	**72**	- 14.3%
Pending Sales	12	**16**	+ 33.3%	57	**58**	+ 1.8%
Closed Sales	11	**16**	+ 45.5%	58	**53**	- 8.6%
Median Sales Price*	$1,249,000	**$1,103,000**	- 11.7%	$1,125,000	**$1,025,000**	- 8.9%
Percent of Original List Price Received*	100.6%	**100.7%**	+ 0.1%	99.9%	**99.7%**	- 0.2%
Days on Market Until Sale	19	**9**	- 52.6%	25	**20**	- 20.0%
Inventory of Homes for Sale	22	**15**	- 31.8%	—	**—**	—
Months Supply of Inventory	1.4	**1.1**	- 21.4%	—	**—**	—

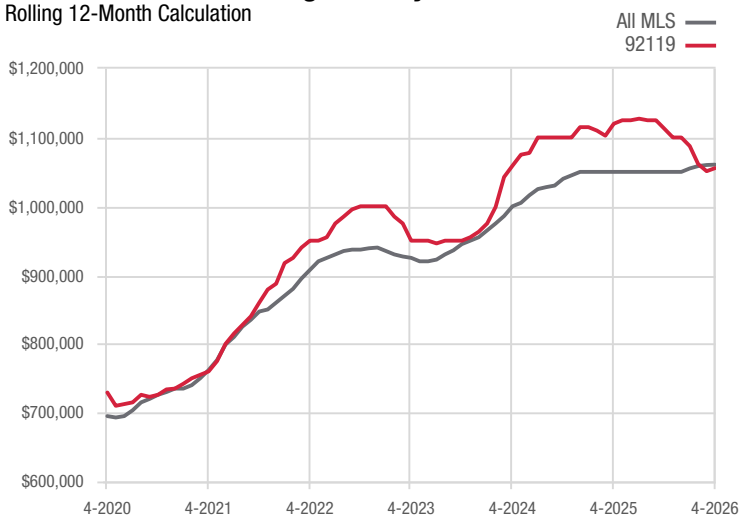
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	13	**15**	+ 15.4%	49	**43**	- 12.2%
Pending Sales	7	**4**	- 42.9%	31	**19**	- 38.7%
Closed Sales	12	**6**	- 50.0%	32	**19**	- 40.6%
Median Sales Price*	$452,500	**$491,250**	+ 8.6%	$529,450	**$512,500**	- 3.2%
Percent of Original List Price Received*	97.2%	**100.7%**	+ 3.6%	98.5%	**100.2%**	+ 1.7%
Days on Market Until Sale	54	**42**	- 22.2%	43	**33**	- 23.3%
Inventory of Homes for Sale	19	**25**	+ 31.6%	—	**—**	—
Months Supply of Inventory	2.7	**3.3**	+ 22.2%	—	**—**	—

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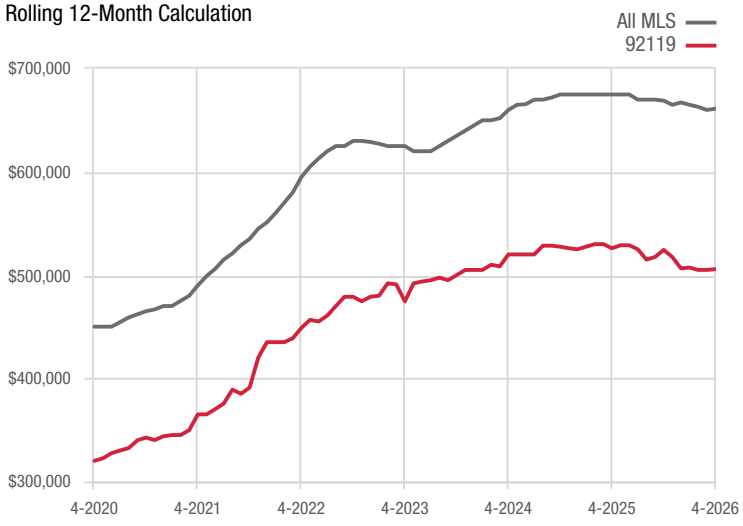
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

Current as of May 6, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.